THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, suite 349
Brentwood, TN 37027

This conveyance is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. Sec. 67-4-409(a)(4)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF January, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/6/2026

ADDRESS NEW OWNER(S) AS FOLLOWS:
NB Rentals LLC
1050 East Trinity Lane Unit 8
Nashville, TN 37216

SEND TAX BILLS TO:
Broker Solutions, Inc.
dba New American Funding
14551 Myford Road, #100
Tustin, CA 92780

Tax ID Number:
095-02-0C-039.00-CO

THOMAS J. ELMLINGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Nuwan H. Bentotage, a single person, do hereby remise, release and quitclaim unto NB Rentals LLC, a Tennessee limited liability company, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 39 together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180307-0021557, as amended in Instrument No. 20180404-0031782, being shown on Plat attached thereto as revised " Exhibit D" to the First Amendment, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to NB Rentals LLC, a Tennessee limited liability company by Quitclaim Deed from Nuwan H. Benotage, a single person, dated August 14, 2023 at Instrument No. 20230818-0064476, as shown in the Register's Office of Davidson County, Tennessee.

This is improved property known as 726 Mill Creek Meadow Drive, Nashville, TN 37214.

WITNESS my hand this 23 day of January, 2026.

Nuwan H. Bentotage

Karen Johnson
Batch # 1375323
02/03/2026 10:09:21 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

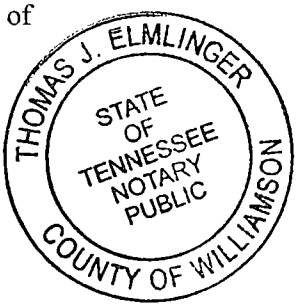
20260203-0007322

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within

named Nuwan H. Bentotage, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, TN, this 23 day of January, 2026.



Notary Public

My Commission Expires: 5/6/2026

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.